

**ZONING CASE NUMBER 2007-00004-(5)**

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code ("County Code"), changing regulations for the execution of the Los Angeles Countywide General Plan, relating to South Arcadia Zoned District No. 67.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the South Arcadia Zoned District No. 67, as shown on the maps attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

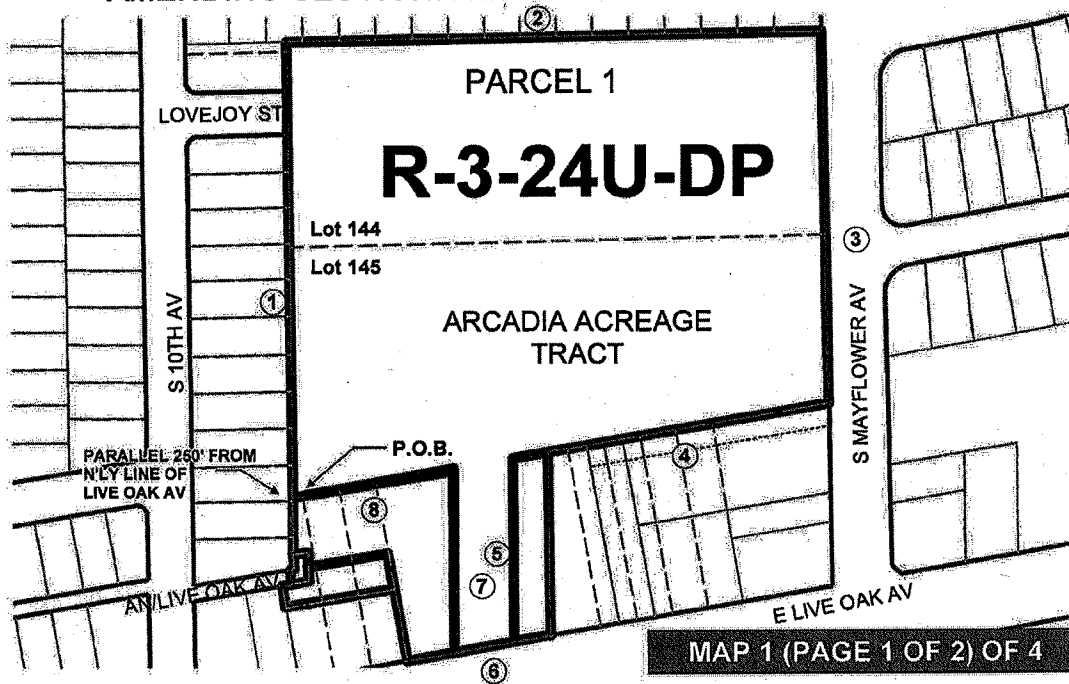
CHANGE OF PRECISE PLAN  
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 200700004**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

PARCEL 1: THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE E'LY LINE OF LOT 3 OF TRACT NO. 14525, AS SHOWN ON A MAP RECORDED IN BOOK 300, PAGE 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF INTERSECTION OF SAID E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY;

- ① N.00° 14' 23"W. 630.34'
- ② N.89° 45' 20"E. 734.04'
- ③ S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE
- ④ S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY
- ⑤ S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE
- ⑥ S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

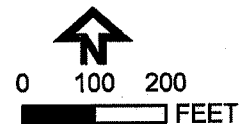
CONTINUE TO PAGE 2.

**DIGITAL DESCRIPTION:** \ZCO\ZD\_SOUTH\_ARCADIA

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
WAYNE REW, CHAIR  
RICHARD J. BRUCKNER, PLANNING DIRECTOR

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP  
150H281  
153H281  
153H285

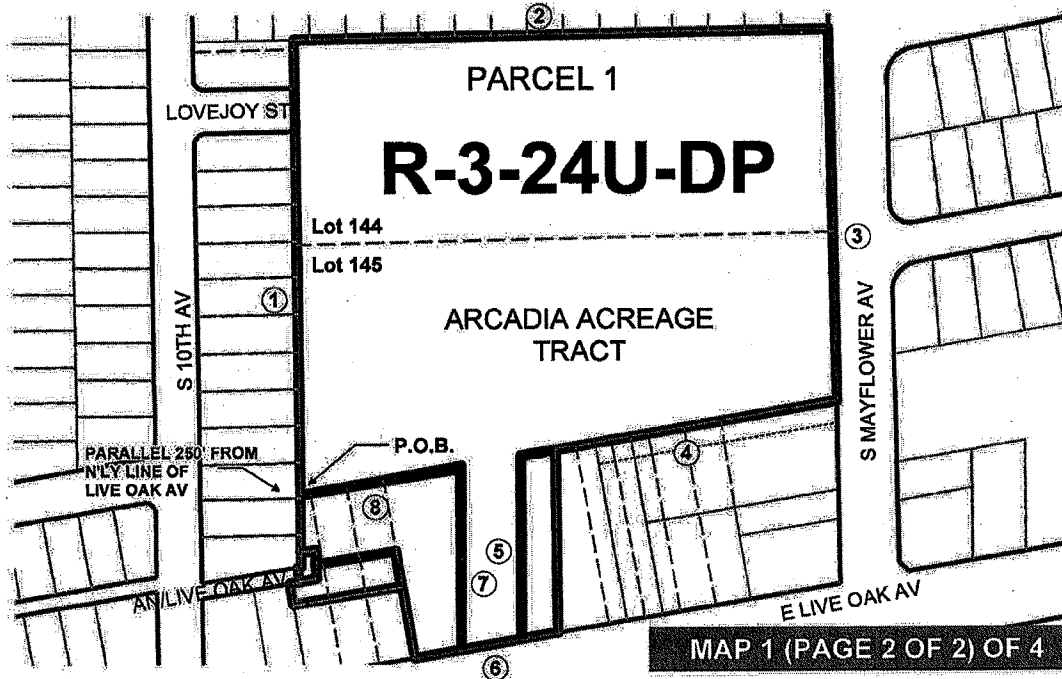
CHANGE OF PRECISE PLAN  
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 200700004**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



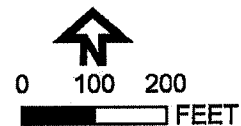
LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

- ⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT
- ⑧ —S.80° 49' 38"W. 222.68' TO THE TRUE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP  
150H281  
153H281  
153H285

DIGITAL DESCRIPTION: \ZCO\ZD\_SOUTH\_ARCADIA

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRÜCKNER, PLANNING DIRECTOR

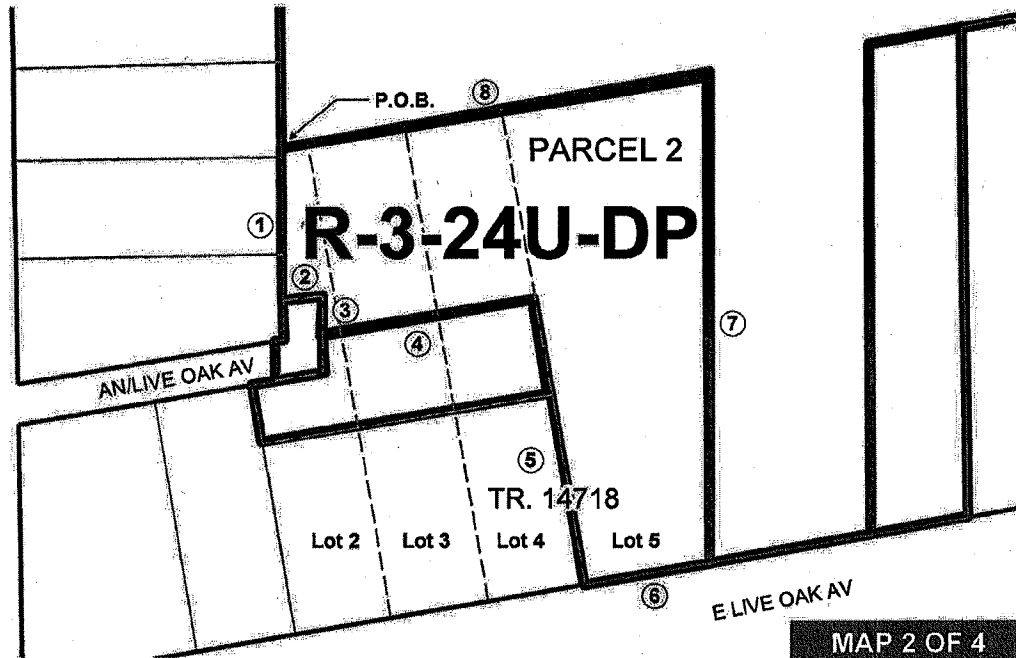
CHANGE OF PRECISE PLAN  
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 200700004**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



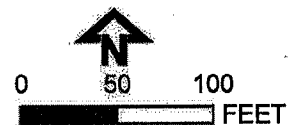
**LEGAL DESCRIPTION:**

PARCEL 2: THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST N'LY NW'LY CORNER OF SAID LOT 2;

- ① S.00° 14' 23"E. 81.48'
- ② —N.80° 49' 38"E. 20.25'
- ③ S.0° 14' 23"E. 19.75'
- ④ —N.80° 49' 38"E. 108.85'
- ⑤ S.09° 10' 22"E. 150'
- ⑥ —N.80° 49' 38"E. 70'
- ⑦ N.0° 14' 23"W. 253.07'
- ⑧ —S.80° 49' 38"W. 222.68' TO THE POINT OF BEGINNING.

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP  
150H281

**DIGITAL DESCRIPTION:** \ZCO\ZD\_SOUTH\_ARCADIA

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
WAYNE REW, CHAIR  
RICHARD J. BRUCKNER, PLANNING DIRECTOR

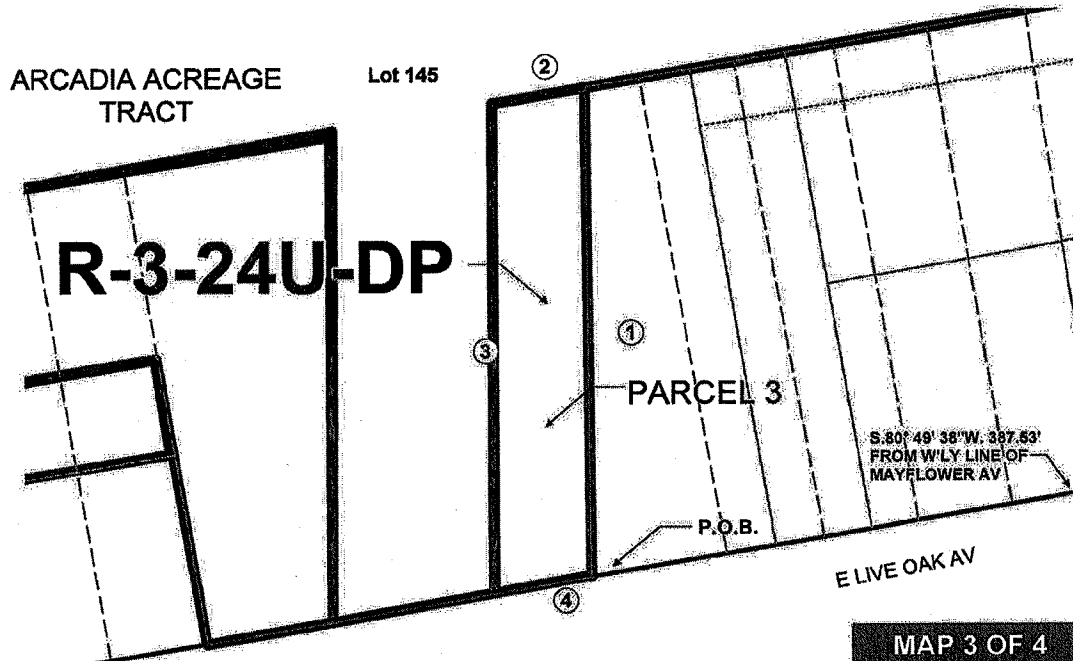
CHANGE OF PRECISE PLAN  
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

PARCEL 3: THAT PORTION OF LOT 145 OF ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, AS PER MAP RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS S.80° 49' 38"W. 387.53' FROM ITS INTERSECTION WITH THE W'LY LINE OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT NO. 155099;

- ① N.00° 14' 23"W. 253.07'
- ② —S.80° 49' 38"W. 50.63'
- ③ S.00° 14' 23"E. 253.07'
- ④ —N.80° 49' 38"E. 50.63' TO THE POINT OF BEGINNING.

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

0 50 100  
FEET  
COUNTY ZONING MAP  
150H281

DIGITAL DESCRIPTION: \ZCO\ZD\_SOUTH\_ARCADIA

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
WAYNE REW, CHAIR  
RICHARD J. BRUCKNER, PLANNING DIRECTOR

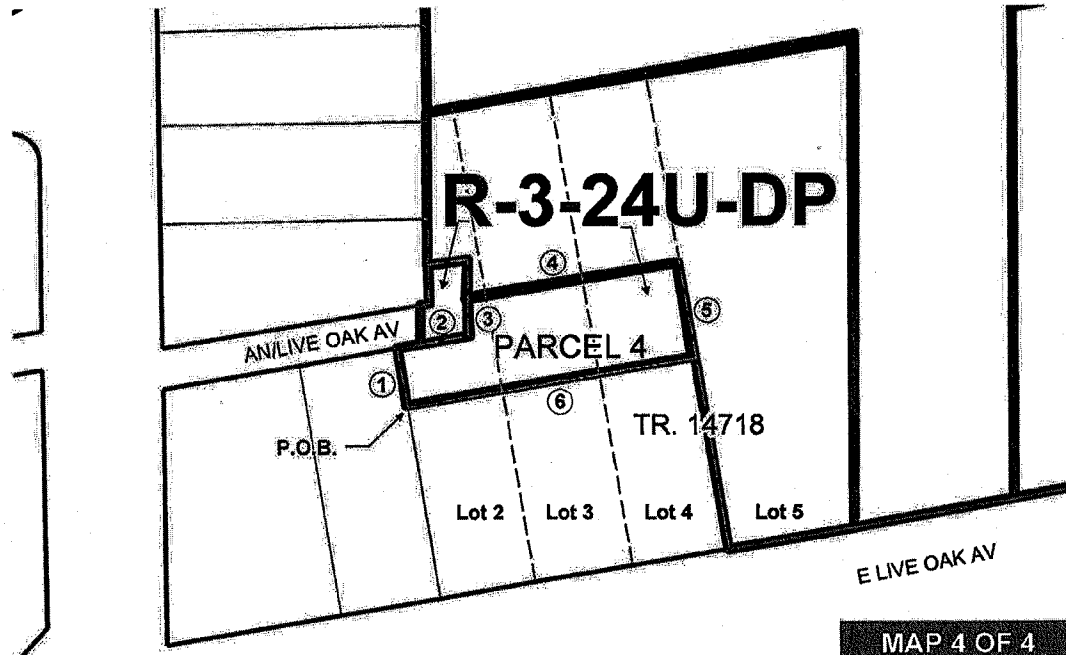
CHANGE OF PRECISE PLAN  
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY LINE OF THE ALLEY SHOWN ON SAID MAP;

- ① N.09° 10' 22"W. 30.00'
- ② —N.80° 49' 38"E. 38.00'
- ③ N.0° 14' 23"W. 20.25'
- ④ —N.80° 49' 38"E. 108.85'
- ⑤ S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING
- ⑥ —S.80° 49' 38"W. 150.00' TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH PASSES THROUGH A POINT IN THE S'LY LINE DISTANT W'LY THEREON 25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1956, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NOT A PART



COUNTY ZONING MAP  
150H281

**DIGITAL DESCRIPTION:** VZCOVD\_SOUTH\_ARCADIA

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
WAYNE REW, CHAIR  
RICHARD J. BRUCKNER, PLANNING DIRECTOR

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING	October 30, 2012
DEPARTMENT NAME:	County Counsel
BOARD LETTERHEAD:	County Counsel
SUPERVISORIAL DISTRICT AFFECTED:	FIFTH
VOTES REQUIRED:	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION:	<input type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH MODIFICATION <input type="checkbox"/> DISAPPROVE

\*\*\* ENTRY MUST BE IN MICROSOFT WORD \*\*\*

---

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation:

Ordinance for adoption for Zone Change No. 2007-00004-(5) to change the zoning on the property located at 4241 East Live Oak Avenue in the unincorporated community of South Monrovia Islands, in the South Arcadia Zoned District, from Zone C-3 (Unlimited Commercial), Zone R-3-P (Combined Limited Multiple Residence and Parking), and Zone R-A (Residential Agricultural), to Zone R-3-24U-DP (Limited Multiple Residence – 24 Dwelling Units Per Net Acre – with a Development Program Zone), applied for by Prime Enterprises, LLC. (On November 22, 2011, the Board adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project, and indicated its intent to approve.) (County Counsel) (Relates to Agenda Nos. \_\_\_\_ and \_\_\_\_)